



**HOME BUILDERS ASSOCIATION OF CONNECTICUT, INC.**

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Is Our  
Business*

February 18, 2009

To: Senator Eric Coleman, Co-Chairman  
Representative Brendan Sharkey, Co-Chairman  
Members of the Planning & Development Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: Proposed Bill 5861, AAC The Processing of Municipal Applications for State Permits

The HBA of Connecticut is a professional trade association with almost one thousand, three hundred (1,300) member firms statewide, employing tens of thousands of Connecticut citizens. Our members are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to this diverse industry. We also created and administer the Connecticut Developers Council, a professional forum for the land development industry in the state.

**The HBA of Connecticut supports Proposed Bill 5861 and further proposes that state agency permit deadlines be imposed on private applications for permits as well.**

We have long contended that the state agency permitting process is a significant piece of the state's overall climate of being unfriendly to business and development. The purpose of Proposed Bill 5861 indicates that apparently municipalities also face the same or similar permit processing delays before state agencies.

Timelines for processing certain municipal land use permits are applicable to municipal planning, zoning and inland wetland agencies. See section 8-7d of the general statutes. While often observed in the breach, or worked around by "requesting" time extensions from applicants who cannot afford a legal challenge to enforce the statute, which causes municipal delays, at least **there is precedent for requiring the government to process permits within a statutory time period.** Applicants for permits of all types deserve quick and efficient resolution of their applications.

**Our only concern with adopting a permitting time period for state agencies for municipal applications only is that such agencies would then tend to service municipal applications first, in order to comply with the new timeline, to the detriment, i.e., further delay, of other, i.e., private, applicants.** Private applicants cannot sustain any further delays or uncertainty in our permitting system.

Therefore, we support the concept of requiring timelines for processing state agency permits and also support affording private applicants the same benefit. Thank you for the opportunity to comment on this legislation.